

Your County, Your Government

Code Compliance - Cleaning things up



Fact Sheet #6
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About Code Compliance

Frequently Asked Questions

What ordinances are enforced by your department?

The Santa Rosa County Code Compliance Department enforces ordinances regarding zoning violations, guidelines for home occupations (business within a residence), noise, addressing, and signs.

What happens when a complaint is made?

Once a complaint is received, a code compliance officer will investigate the complaint and determine whether or not a violation exists. If a violation is found to exist, a courtesy letter will be sent informing the owner(s) of the violation - usually giving them 30 days to correct it. An officer will then make a follow-up visit. If no progress has been made, a Notice of Violation will be sent giving the owner(s) another 30 days to correct the problem. If the violation has still not been corrected at the end of this time, a citation and possible mandatory court appearance may be issued.

What can I do about someone working without a building permit?

Please call 981-7000 to report a possible violation. If a permit is required for the work, you may complete and submit a complaint form. A compliance officer will investigate. If a violation exists, a stop work order will be placed on the job until permits are obtained; triple permit fees may apply.

What can I do about poor quality work performed by a contractor?

Only complaints that appear to be in violation of a Santa Rosa County ordinance or the Florida Building Code will be investigated. Quality of work is not under the control of the Code Compliance department and may require civil action.

There is an abandoned structure (mobile home, house, building) in my neighborhood. What can we do about getting rid of it?

A Code Compliance Investigator would need to investigate and determine whether or not the property would qualify for abatement. Contact us at 981-7000 for more information.

Santa Rosa County Code Compliance, under the board of county commissioners, works to enforce the land development code and to ensure that dilapidated buildings are repaired or demolished. Garbage, junk, litter and debris issues are not under the direction of code compliance; they are addressed by the environmental office of the Santa Rosa County Sheriff's Office.

While the county enforces **permit** requirements, contractor licenses are a state issue. The county can only investigate and pursue permit violations - not unlicensed contracting.

Abatement is the process of correcting or removing an unsafe, unsanitary or otherwise uninhabitable structure. The county has authority to enforce Ordinance No. 94-02, which deals with such structures. Abatement is a multi-step process that gives owners time to clean up their property. If timelines and extensions expire with little or no progress, the commissioners may then approve demolition.

If you would like to report a possible zoning, signage, noise, or addressing violation, contact Code Compliance at (850) 981-7000.

For litter, garbage, junk or other debris violations, call the sheriff's office at (850) 983-1162.

Code compliance Web site is up at www.santarosa.fl.gov/codecompliance

NEW! Online complaint form: www.santarosa.fl.gov/codecompliance/complaintform.html